

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fx: (954) 828-5275
Email: timw@cityfort.com

Project Name: Pine Crest School
Boathouse Site Review

Case #: 75-R-01

Date: 9/11/01

Comments :

1. Applicant shall provide sufficient design calculations to demonstrate retention of minimum stormwater runoff volume per County's Pollution Control Manual, Chapter 27.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
761-5875

Project Name: Pine Crest School/Boathouse

Case #: 75-R-01

Date: 9-11-01

Comments:

- 1) Fire sprinkler plans required at permit as per SFBC 3801.3 e 4.
- 2) Flow test required for DRC approval.
- 3) Show fire line, hydrant, and DDC on civil plans.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Pine Crest School

Case #: 75-R-01

Date: September 11, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Pine Crest School

Case #: 75-R-01

Date: 9/11/01

Comments:

Indicate any existing trees or palms that would be impacted by the new construction. All Tree Preservation Ordinance requirements apply. If there are no existing trees, provide a note reflecting this.

Discuss additional landscape screening on the side of the development that is across the waterway from the single family homes, particularly for the vehicular use area.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Chris Barton
828-5849

Project Name: Pine Crest School/Boathouse

Case #: 75-R-01

Date: September 11, 2001

Comments: This proposal is for the development of a 4,052S.F. (as scaled) boathouse/gym building in the CF-S district. The overall campus is of an undetermined size with a total of 317,484S.F. of building space.

1. This proposal is a use on a waterway and will require Planning and Zoning Board approval.
2. The plans do not provide a site data table and show a structure of approximately 4,052S.F. with approximately 3,000S.F. shown as boat storage and the remainder as office and workout classroom. The parking requirement for the boat storage is one space per 800S.F. and for the office/classroom at one space. The total parking requirement for this facility appears to be five. Discuss with the Zoning representative and indicate the parking requirements in the site data table.
3. There are questions as to the total number of parking spaces required for the entire campus. The approved parking counts for the campus do not indicate the parking for many of the facilities that are listed on the existing facilities plan. The plan only lists the overall size of each facility and no indication of use or numbers of classrooms or seating capacities of gyms, cafeteria or auditoriums is provided. As this information will be needed to do an accurate parking analysis please provide it.
4. While the City recognizes the likelihood of an extensive shared parking relationship for the many types of uses on campus, no comprehensive parking analysis or parking reduction has ever been performed. Staff does not have the authority to approve such reductions and without undergoing the parking reduction process that requires Planning and Zoning Board approval, it appears that the campus is under parked. ULDR Section 47-21 provides for such parking reductions and will be required before any major new development project can be approved.
5. A number of existing parking spaces on campus, most notably the back out spaces on N.E. 63rd Street are substandard and cannot be used to satisfy the parking requirements for the school. Discuss this with the Zoning representative.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. Indicate all outdoor lights that may be proposed.
7. No clear pedestrian path is indicated leading to the proposed boathouse. Provide a connecting walkway from the existing Pool complex to the proposed new facility. Show how pedestrians will travel to the new facility using a marked crosswalk on the existing driveway that must be crossed and how they will arrive at the entrance of the boathouse.
8. It appears as though the existing docks adjacent to the boathouse are approximately 180' from the nearest homes across the canal to the north. Please provide a text narrative as to the anticipated use to include hours of operation, faculty supervision, security, lighting, and service requirements for the boathouse. No outdoor public address systems will be permitted at this facility. Also please indicate the disposition of the existing boat cage structure.
9. Provide a full survey of the entire campus.
10. Provide a full campus Master Plan that at a minimum indicates comprehensive systems for: vehicular circulation, parking, pedestrian circulation, landscaping, and lighting, as well as the placement of future anticipated facilities. Care should be taken to mitigate points of conflict with the surrounding neighborhoods and to prevent the creation of any future points of conflict.
11. We strongly recommend that these plans be shown to and discussed with representatives of the Boulevard Park Isles, Coral Ridge Isles and Imperial Pointe Homeowners Associations.
12. Additional comments may be forthcoming and responses are due within 90 days of this meeting or additional DRC review may be required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. C. Cleary- Robitaille
828-6419
Main number 828-6400

Project Name: Pine Crest School/Boathouse

Case #: 75-R-01

Date: 9-11-01

Comments:

A monitored intrusion detection system is recommended for the entire building.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Pine Crest School

Case #: 75-R-01

Date: 9/11/01

Comments:

1. Waterway Use procedures of section 47-23.8, requires a site plan level III development permit (review and approval by Planning and Zoning Board).
2. Bufferyard requirements of section 47-25.3.A.3.d apply to this development site where the nonresidential property is contiguous to residential property. A ten (10) foot landscape strip shall be required to be located along all property lines adjacent to residential property. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height constructed in accordance with section 47-19.5.
3. Provide a photometric lighting plan for boat loading zones in accordance with section 47-20.14.
4. Additional comments may be added at DRC meeting.